

**TRANSFER
TAX PAID**

Doc # 2004019299
Book 8010 Page 0267

QUITCLAIM DEED WITH COVENANTS

Associations,
WCCA Associates, Inc., a Maine non-profit corporation, and having a mailing address of 1765 Merriman Road, Akron, Ohio 44313, for consideration paid, grants to **Waterville Commons Associates, L.L.C.**, an Ohio limited liability company, having an address of 1765 Merriman Road, Akron, Ohio 44313, with Quitclaim Covenant, the real estate in Waterville, Kennebec County, Maine, bounded and described on Schedule A attached hereto and incorporated herein.

IN WITNESS WHEREOF, WCCA Associations, Inc. has caused this instrument to be signed by Jane C. Julia its Vice President, this 22nd day of June, 2004.

WITNESS:

[Signature]

WCCA Associations, Inc.
a Maine non-profit corporation

By:

Its:

[Signature]
Vice President

Printed: Jane Julia

STATE OF OHIO

SUMMIT COUNTY

Then personally appeared the above-named Jane C. Julia, the Vice President of WCCA Associations, Inc. in her aforesaid capacity, and acknowledged the foregoing instrument to be her free act and deed in said capacity and the free act and deed of said entity.

SEAL

Before me, a Notary Public in and for the State of Ohio.

[Signature]
Notary Public

PA11500\11550\11550 WCCA Quit Claim Deed.doc

VALERIE J. GILLIES, Notary Public
Residence - Summit County
State Wide Jurisdiction, Ohio
My Commission Expires Feb. 25, 2007

(3) Atlantic Title

*p/0
61-80-4
Add
4.19 ac
to
61-80*

Schedule A
Retained Parcel Parking Parcel

61-80

Addition to 16.98-acre
Retained Parcel
Waterville Commons
Waterville, Maine

A certain lot or parcel of land situated southerly of Interstate 95 and westerly of Main Street in the City of Waterville, County of Kennebec, State of Maine being more particularly described as follows:

BEGINNING at a point marking the southerly line of a 10.37-acre parcel of land designated as the "Home Depot Parcel" on a plan entitled "Subdivision Plat, Waterville Commons, Route 104 a.k.a. Main Street, City of Waterville, Kennebec County, State of Maine" prepared by Survey and Geodetic Consultants, Inc. of Westbrook, Maine and recorded in Plat Book E 2001, Page 036 at the Kennebec County Registry of Deeds. Said point is located N 85°09'53" E a distance of two hundred seventy-one and seventy-five hundredths (271.75) feet from the southwesterly corner of said Home Depot Parcel;

THENCE, S 85°09'53" E by and along the southerly line of said Home Depot Parcel a distance of thirty-two and eleven hundredths (32.11) feet to an angle point;

THENCE, S 25°19'23" E by and along the southerly line of said Home Depot Parcel a distance of forty-six and twenty-six hundredths (46.26) feet to an angle point;

THENCE, S 85°09'53" E by and along the southerly line of said Home Depot Parcel a distance of two hundred eighteen and fifty-seven hundredths (218.57) feet to an angle point;

THENCE, S 40°01'29" E by and along the southerly line of said Home Depot Parcel a distance of twenty-five and ninety-nine hundredths (25.99) feet to a point on the westerly line of a 16.98-acre Retained Parcel as shown on the above-referenced Subdivision Plat;

THENCE, S 64°48'29" W by and along the westerly line of said Retained Parcel a distance of twenty-two and four hundredths (22.04) feet to an angle point;

THENCE, S 04°50'06" W by and along the westerly line of said Retained Parcel a distance of three hundred ninety-eight and seventy-four hundredths (398.74) feet to an angle point;

THENCE, S 85°09'54" E by and along the westerly line of said Retained Parcel a distance of fifteen and seventy-four hundredths (15.74) feet to an angle point;

THENCE, S 33°57'44" E by and along the westerly line of said Retained Parcel a distance of four and sixty-eight hundredths (4.68) feet to an angle point;

THENCE, S 04°51'45" W by and along the westerly line of said Retained Parcel a distance of ninety-seven and thirty-five hundredths (97.35) feet to a point marking the southwesterly corner of said retained parcel;

61-80

THENCE, N 85°09'55" W a distance of seventy-eight and fifty-seven hundredths (78.57) feet to a point on the easterly line of a 1.84-acre Preservation Easement as shown on the above-referenced Subdivision Plat;

THENCE, N 09°46'06" E by and along the easterly line of said Preservation Easement a distance of fifty-four and thirty-one hundredths (54.31) feet to the northeasterly corner of said preservation easement;

THENCE, N 80°13'54" W by and along the northerly line of said Preservation Easement a distance of two hundred nine and fifty-three hundredths (209.53) feet to a point;

THENCE, N 40°55'13" W a distance of two hundred seventy-four and twelve hundredths (274.12) feet to a point;

THENCE, N 36°18'43" E a distance of three hundred fifty-eight and fifty-six hundredths (358.56) feet to the POINT OF BEGINNING.

The above-described parcel, containing 4.14 acres, is a portion of a 22.26-acre parcel of land designated as a "Landscape/Drainage/Buffer Parcel" on a plan entitled "Subdivision Plat, Waterville Commons, Route 104 a.k.a. Main Street, City of Waterville, Kennebec County, State of Maine" prepared by Survey and Geodetic Consultants, Inc. of Westbrook, Maine and recorded in Plat Book E 2001, Page 036 at the Kennebec County Registry of Deeds.

Directions are based on the above-referenced Subdivision Plat. This description is based on said Subdivision Plat and is not based on an independent boundary survey.

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Received Kennebec SS.
06/28/2004 2:36PM
Pages 3 Attest:
BEVERLY BUSTIN-WATHEWAY
REGISTER OF DEEDS